
**HISTORIC PRESERVATION REVIEW BOARD
STAFF REPORT AND RECOMMENDATION**

Landmark/District: **Anacostia Historic District** () Agenda
Address: **1239 Good Hope Road, SE** (x) Consent

Meeting Date: **March 22, 2012** (x) Addition
Case Number: **12-249**

Staff Reviewer: **Tim Dennée**

The applicant, owner Rebiya Kadeer, requests the Board's review of a concept to construct a two-story addition at the rear of this two-story, brick, commercial building and to rebuild the storefront and replace front windows.

Addition

The rear addition would be larger than the present building. The commercial zoning permits 100-percent lot coverage, but there is a ten-foot-wide private easement across the rear of this property and continuing to 13th Street, so the addition must end there. The depth is not out of character with this block, which is various, with the next-door former Woolworth's extending the depth of the lot and a sizeable addition (approved by the Board a few years ago) standing on the opposite side, #1241. The proposed addition would mediate between their depths, and would not overwhelm the main block of the building, because it is of the same height, and there is no vantage point from which they may be compared.

The construction would require the removal of a small, dogleg rear wing. In this instance, the demolition seems necessary in light of the program and sufficiently compatible.

As drawn, the addition would have metal siding cladding the upper floor and exposed concrete block on the first floor. While concrete masonry units are appropriate for structural use, their use in an exposed wall is not compatible with most historic contexts. The applicant has agreed to extend the siding over the entire exposed portion of the addition, with the details of the siding to be further reviewed by staff.

Storefront

Replacement of the storefront system is proposed. The storefront's brick base and arrangement of doors appear to date to a 1920s or 1930s renovation of the earlier building, although the present storefront system is recent. While it would constitute better preservation to retain the two doors at the outside edges of the storefront (one presumably meant originally to serve the commercial space and one for access to an upstairs apartment), the proposed alteration of a storefront in what is ultimately a pretty nondescript, yet still contributing, building seems compatible. Yet, the proposed double doors are out of place in such a narrow storefront; such an

entrance would be more typical in a larger space, such as the next-door Woolworth's building. Instead, a wider door—wide enough for ADA access—is appropriate.

The lack of a storefront base is not appropriate for a historic storefront. Having a knee wall of masonry, preferably brick, is typical and would probably be more practical for a space intended to be a restaurant. Unlike a display window for, say, clothing, such a large window would succeed mainly in exposing table legs and human legs to view. It would also be very heavy and expensive to replace.

The exact dimensions, profiles, color and finish of the storefront have not been presented. If the concept is approved, the staff can review the details—as it typically does, under the authority delegated by the Board, for storefront rehabs alone.

Front windows

The drawings depict fixed, single-light windows at the façade's upper story. Such a replacement is contrary to the window regulations and design guidelines, which make similarity to the original windows the standard for replacement. In this case, all-wood, one-over-one-double-hung windows would be compatible.

The staff recommends that the Board find the concept consistent with the character of the historic district, and delegate further review to staff, with the conditions (agreed by the applicant) that:

1. the exposed portion of the rear addition is entirely clad in siding, to be approved by staff, and that it will not have any exposed concrete masonry except perhaps for a few inches of foundation;
2. the storefront is further detailed as to an appropriate specific storefront system and its particular configuration, dimensions, profiles, color and finish;
3. the storefront is revised to have a higher, masonry base, preferably of brick;
4. the entrance consists of a single door wide enough to accommodate a wheelchair; and
5. the second-story, front windows are all-wood, one-over-one, double-hung windows.